



**Eastside Quarter Maelfa, Llanedeyrn Cardiff CF23 9PN**

**welcome to**

## **Eastside Quarter Maelfa, Llanedeyrn Cardiff**

**\*\*NO CHAIN\*\*** TWO BEDROOM mid terraced home, set in the popular location of LLANEDEYRN within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away.

### **Ground Floor**

#### **Entrance**

Via a composite front door into:

#### **Hall**

Stairs rising to first floor, radiator and access to:

#### **Lounge Area**

12' 1" x 12' 1" ( 3.68m x 3.68m )

Double glazed French doors providing access to rear garden, laminate flooring and opens to:

#### **Kitchen Area**

12' 2" x 10' ( 3.71m x 3.05m )

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, integrated gas hob and electric oven with cooker hood, spaces for dishwasher and fridge/freezer, breakfast bar and access to:

#### **Utility Room**

Space and plumbing for washing machine.

### **First Floor**

#### **Landing**

Loft hatch and doors providing access to:

#### **Bedroom One**

12' 1" Max x 7' 10" Max ( 3.68m Max x 2.39m Max )

Two double glazed windows to front aspect, radiator and fitted cupboard.

#### **Bedroom Two**

12' 1" Max x 7' 10" Max ( 3.68m Max x 2.39m Max )

Double glazed window to rear aspect and radiator.

#### **Bathroom**

Fitted with a three piece suite comprising bath, low level WC, wash hand basin, extractor fan and radiator.

### **Outside**

#### **Front**

Paved area.

#### **Rear Garden**

Enclosed with decked area and wooden shed with fitted kitchen, electricity and double glazed door.

#### **Allocated Parking**

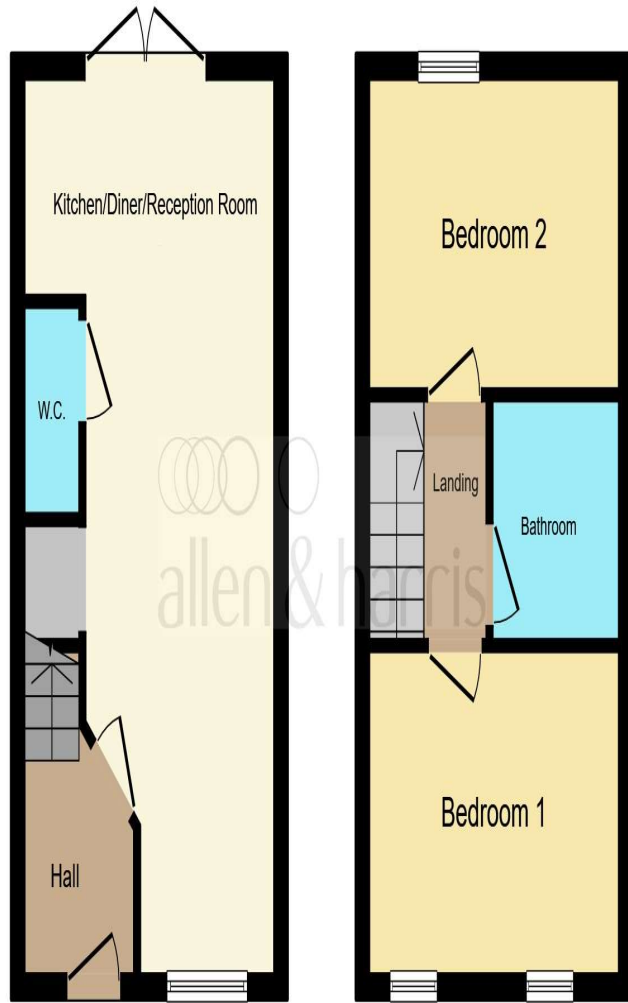
The vendor has advised that there is an allocated parking space with security bollard.

#### **Shared Ownership**

The vendors have advised that the property is shared ownership with Hafod Housing.

#### **Estate Agents Note**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Eastside Quarter Maelfa,**  
**Llanedeyrn Cardiff**

- Mid Terraced Home
- Two Bedrooms
- No Chain
- Fitted Kitchen Area and Utility Room
- Bathroom
- Enclosed Rear Garden
- Allocated Parking Space

Tenure: Freehold EPC Rating: B

offers over

**£190,000**



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Property Ref:  
ROA112832 - 0007

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